



1400 Parkway

Solent Business Park, Whiteley, Fareham PO15 7AF

TO LET | From 3,908 sq ft (363 sq m) to 11,516 sq m (1,070 sq m)



HELLIER
LANGSTON

Description

1400 Parkway comprises a modern detached, three storey, purpose-built office building with brick and render elevations under a pitched slate roof. The building has undergone a comprehensive refurbishment to provide Grade A space with excellent ESG credentials and minimise service charge costs.

Summary



Fully raised access floors



Double glazed windows



PIR operated LED lighting



Car parking ration of 1:197 sq ft



Landscaped grounds



New VRF air conditioning system



Heat recovery ventilation with inverter technology (temperature exchange efficiency 75%).



Kitchen facilities on all floors



Shower facilities



Secure cycle storage



EPC B-26



Demised accessible WC facilities



Dedicated mailboxes for each floor



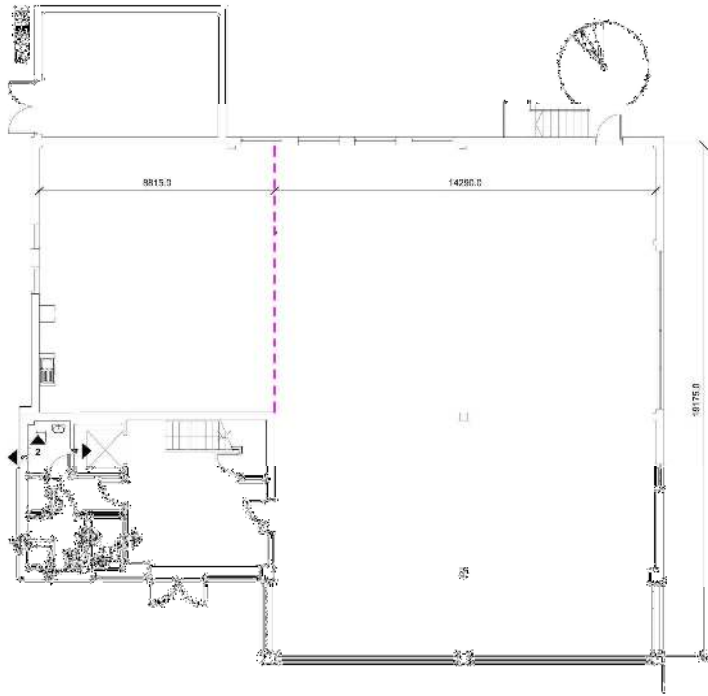
EV charging points



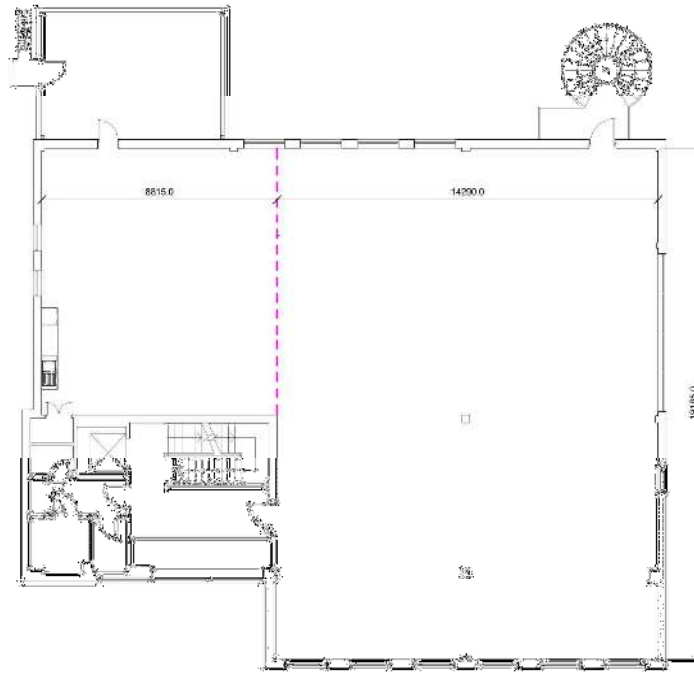
Low service charge of £3.90 sq ft



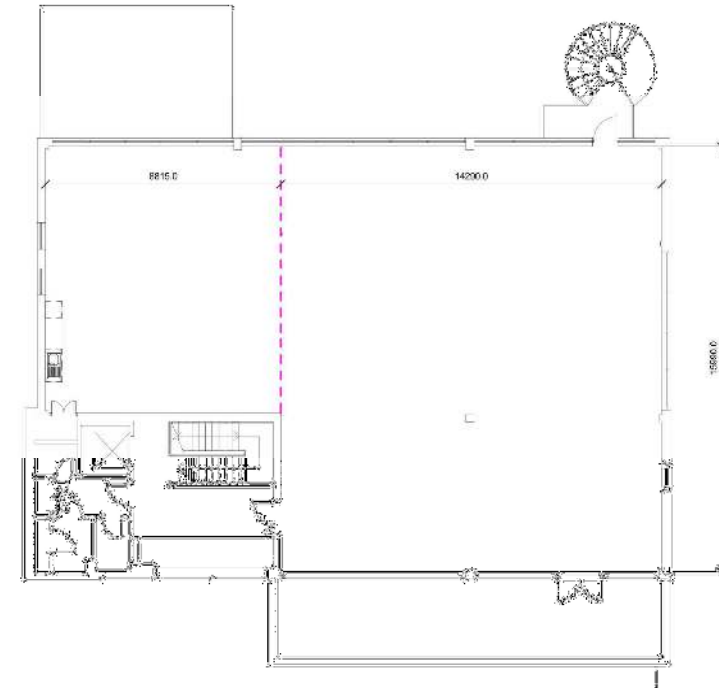
Floor plans



Ground floor



First floor



Second floor

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground floor reception	25.73	277
Ground Floor Office	363	3,908
First Floor Office	363	3,908
Second Floor Office	318	3,423
Total	1,069.73	11,516



Viewing

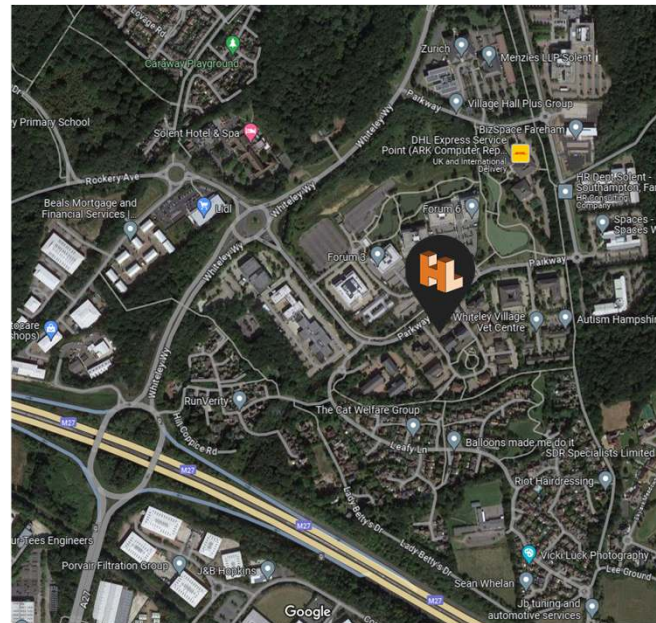
Strictly by appointment with the sole agents.

Location

Solent Business Park is the South Coast's premier business park. It is located equidistant between Southampton and Portsmouth just off Jct 9 of the M27. 1400 Parkway is prominently positioned in the Solent Village section of Solent Business Park, fronting Parkway.

Road:

Solent Business Park is accessed directly from Junction 9 of the M27 motorway which runs from Southampton to the west and Havant to the east



EPC

B-26

Terms

The premises are available as a whole, or floor by floor on new effectively Full Repairing and Insuring lease(s) for a term to be agreed

Rent

£23.50 sq ft

Rateable Value

Prior to removal from the Rating List for refurbishment, the premises are assessed as a whole as offices and Premises with a 2023 Rateable Value of £153,000.

Service Charge

A service charge will be levied, currently budgeted at £3.90 sq ft

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.

Please scan the QR code to access further information on our website.



Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Andy Hellier

T: 07930 661782

E: andy@hlp.co.uk

